

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

AUTHORIZING RESOLUTION

Regarding the Authorization of a Straight Lease Transaction
Friendship Ventures, LLC Assisted Living Project

WHEREAS, the County of Rockland Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18A and Section 925-1 of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "Act"), to provide financial assistance for purposes of promoting economic development within the County of Rockland; and

WHEREAS, Friendship Ventures, LLC ("Friendship Ventures") has submitted an Application for Financial Assistance dated August 18, 2021 (the "Application") to the Agency for financial assistance with respect to the acquisition, construction and equipping of an Adult Care Facility with Assisted Living Program beds (ACF/ALP) (the "Project") to provide room and board, food services, personal care services, housekeeping and other services allowed within an ACF/ALP to adults who require assistance, focusing on low-income adults who do not have private funds to pay for these services, to be located at 156 West Clarkstown Rd, all in the Town of Clarkstown, Rockland County, New York (the "Premises"); and

WHEREAS, the Applicant is a real estate holding company which will take ownership of the Premises, and the Project will be operated by an entity that is a sole proprietorship of Elliot Markowitz that is doing business as L'Dor; and

WHEREAS, the Premises currently includes an existing 44 bed Adult Care Facility that is aging, and the proposed Project includes the construction of a new 35,000 square feet new 79 bed Adult Care Facility on an expanded site, after which residents of the aging building will be moved to the new building, and the old building will be demolished; and

WHEREAS, the Application for Financial Assistance sets forth certain information with respect to the Applicant, including that Agency financial assistance is needed for the Applicant to move forward with the Project in Rockland County and New York State; and

WHEREAS, the Applicant estimates in its application that approximately 8 full-time equivalent jobs will be retained as a result of the Project with respect to the existing facility; and

WHEREAS, the Agency proposes to provide financial assistance to Friendship Ventures in developing the project by entering into a straight-lease transaction (as such term is defined in the Act); and

WHEREAS, in order to provide financial assistance to Friendship Ventures for the Project, the Agency intends to enter a lease/leaseback arrangement with respect to the Premises, the improvements and the equipment, to enter into a payment in lieu of taxes

agreement, and to issue a sales tax letter (the lease/leaseback arrangement, payment in lieu of taxes agreement and sales tax letter together being the "Project Documents"); and

WHEREAS, based on Friendship Ventures' Application the Agency has made certain findings and determinations in its inducement resolution regarding the Project adopted on August 26, 2021, which by this reference are adopted and confirmed as though made on the date hereof; and

WHEREAS, on September 10, 2021, the Agency published in *The Journal News* a notice of a public hearing for the Project to be held on September 20, 2021, which public hearing was duly held at the Town of Clarkstown Town Hall; and

WHEREAS, the Agency has reviewed the Application in accordance with its Uniform Project Evaluation Criteria; and

WHEREAS, the Agency has notified the affected taxing jurisdictions of the proposed project as required by the Act and the Uniform Tax Exemption Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based on the Application and the information submitted to the Agency in an environmental assessment form prepared by the Applicant and submitted to the Agency in connection with the Application, as well as the familiarity of the members of the Agency with the proposed project site and the nature of the project, the Agency determines that (i) the proposed project will replace the existing Adult Care Facility that is aging with a new Adult Care Facility on an expanded site, and will not materially alter nature of the use of the site; (ii) there are existing utilities that are expected to be adequate to serve the proposed project, and (iii) the project operations will be such that it is not expected to result in a substantial increase in traffic or generate substantial new demand for transportation facilities or services due to operation of the proposed project. Based on the foregoing the Agency determines that the actions of the Agency in granting financial assistance for the proposed project will have no significant adverse environmental impacts or effects.

Section 2. The Agency hereby accepts the Application.

Section 3. The Agency hereby determines that the Project is an eligible commercial project under the Act.

Section 4. The Agency hereby approves financial assistance for the Project Agency financial assistance in connection with the Project in the form of: (i) state and local sales tax exemptions in the amount of \$335,000 with respect to the cost of using or acquiring materials and equipment for the Project; (ii) payment in lieu of tax benefits in amounts to be determined by the respective taxing jurisdictions; and (iii) exemptions from mortgage recording tax with respect to an approximately \$9,200,000 mortgage securing the financing for the Project (to the extent permitted by applicable law). The Agency shall appoint Friendship Ventures as the Agency's agent for purposes of acquiring and installing the Project.

Section 5. The substance and form of the Project Documents, substantially in the forms of the Agency's typical straight lease documents, payment in lieu of taxes agreements and sales tax agreements (such forms being the Agency's "Project Agreement") are hereby approved, with such changes as may be approved by an Authorized Representative of the Agency. Any Authorized Representative of the Agency is hereby authorized to execute, acknowledge and deliver the Project Documents in final form with such changes as may be approved by the executing party. The execution of any such agreement by the duly authorized executing party shall constitute conclusive evidence of any approval by this Section. The Secretary of the Agency is hereby authorized to affix the seal of the Agency on any of the foregoing agreements and attest the same.

Section 6. Any Authorized Representative of the Agency is hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for in connection with the execution of all Project Documents and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this resolution and to cause compliance by the Agency with the terms, covenants and provisions of the Project Documents.

Section 7. The Chairman and the Executive Director of the Agency (as used in this resolution, the "Authorized Representatives") are each hereby authorized and directed to execute and deliver all Project Documents with respect to property comprising the Project in such form as deemed reasonable or necessary.

Section 8. All covenants, stipulations, obligations and agreements of the Agency contained in this resolution and the Project Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution and the Project Documents shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

Section 9. No covenant, stipulation, obligation or agreement contained in this resolution or the Project Documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency or the County of Rockland in his or her individual capacity and neither the members of the Agency nor any officer shall be subject to any personal liability or accountability by reason of the execution thereof.


Section 10. The law firm of Hawkins Delafield & Wood LLP is hereby appointed counsel to the Agency for this Straight Lease transaction.

Section 11. The Chairman of the Agency or his designee is hereby authorized and directed to deliver a certified copy of this resolution to the County Executive of the County of Rockland for review in accordance with the Act. This resolution shall take effect immediately upon approval by the County Executive of the County of Rockland as provided by the Act.

ADOPTED: September 23, 2021

VOTE: 3 AYE 0 NAY 1 RECUSED

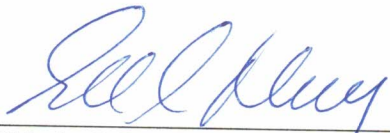
CERTIFIED to be a true and correct copy of the resolution adopted on September 23, 2021 by the Members of the County of Rockland Industrial Development Agency.

By: 
Name: Howard Hellman
Title: Secretary

STATUTORY APPROVAL

I, Edwin J. Day, the elected County Executive of the County of Rockland and serving a term as County Executive of the County of Rockland, hereby approve the foregoing resolution adopted by the County of Rockland Industrial Development Agency pursuant to and for all purposes of Chapter 925-1 of the New York General Municipal Law.

Date: 9/23, 2021

By: 
Edwin J. Day
County Executive of the
County of Rockland